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Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

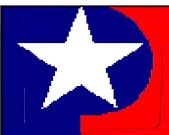
876,600 / 876,600

USE VALUE:

876,600 / 876,600

ASSESSED:

876,600 / 876,600


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
90		STOWECROFT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: DORITY DAVID & KRISTEN	
Owner 2:	
Owner 3:	

Street 1: 90 STOWECROFT ROAD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER

Owner 1: BERNSTEIN DAVID B -	
Owner 2: WILLIAMS SUSAN L -	
Street 1: 90 STOWECROFT ROAD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION

This parcel contains .148 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1959, having primarily Vinyl Exterior and 1963 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6425	Sq. Ft.	Site			0	70.	0.95	12									428,927						428,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6425.000	447,100	600	428,900	876,600		48200
							GIS Ref
							GIS Ref
							Insp Date
							10/08/18

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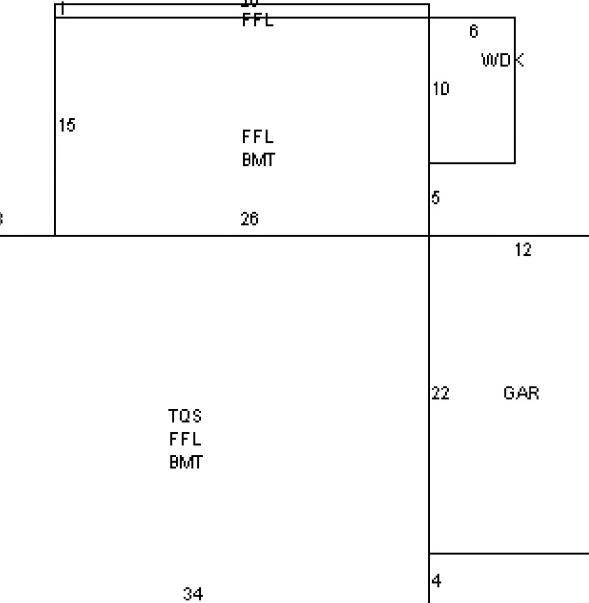
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 5	- Cape			Full Bath: 2	Rating: Very Good			OF=BMT SINK.									
Sty Ht: 1T	- 1 & 3/4 Sty			A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1	- Concrete			A 3QBth:	Rating:												
Frame: 1	- Wood			1/2 Bath:	Rating:												
Prime Wall: 4	- Vinyl			A HBth:	Rating:												
Sec Wall: 8	- Brick Veneer		25%	OthrFix: 1	Rating: Average												
Roof Struct: 1	- Gable			OTHER FEATURES													
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good												
Color: GRAY				A Kits:	Rating:												
View / Desir:				Fpl: 2	Rating: Very Good												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C+ - Average (+)				CONDOS INFORMATION													
Year Blt: 1959	Eff Yr Blt:			Location:													
Alt LUC:	Alt %:			Total Units:													
Jurisdct: G16	Fact: .			Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION													
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %												
Prim Int Wal 1	- Drywall			Functional:	%												
Sec Int Wall:	%			Economic:	%												
Partition: T	- Typical			Special:	%												
Prim Floors: 3	- Hardwood			Override:	%												
Sec Floors:	%			Total:	4.6 %												
Bsmnt Flr: 12	- Concrete			CALC SUMMARY													
Subfloor:				Basic \$ / SQ: 110.00													
Bsmnt Gar:				Size Adj.: 1.18489552													
Electric: 3	- Typical			Const Adj.: 1.00739920													
Insulation: 2	- Typical			Adj \$ / SQ: 131.303													
Int vs Ext: S				Other Features: 110689													
Heat Fuel: 2	- Gas			Grade Factor: 1.10													
Heat Type: 3	- Forced H/W			NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100	% AC: 100			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 468705													
% Com Wal	% Sprinkled			Depreciation: 21560													
				Depreciated Total: 447145													
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val											
Make: Model: Serial # Year: Color:				Juris. Factor: 1.00	Before Depr: 144.43												
SPEC FEATURES/YARD ITEMS				Special Features: 0	Val/Su Net: 125.55												
				Final Total: 447100	Val/Su SzAd 227.76												
				PARCEL ID 076.0-0004-0008.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
19	Patio	D	Y	1	10X16	A	AV	2004	4.59	T	12	101			600		600
More: N				Total Yard Items: 600				Total Special Features:				Total: 600					